



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, February 18, 2025, 3:00 PM
Minutes

Call to Order

Mayor Perry called the meeting to order at 3:00 p.m.

Council Members present: Alan Perry, Mayor, Alex Brown, Ward 1, Mayor Pro-Tempore; Patsy Brison, Ward 2; Steve DeSimone, Ward 3, Tammy Becker, Ward 4; Steve Alfred, Ward 5; Melinda Tunner Ward 6

Invocation – Pastor Todd Cullen, Hilton Head Community Church

Pastor Cullen delivered the invocation.

Adoption of the Agenda

Ms. Becker moved to amend the agenda and change Item 8a, to a discussion item. Mr. DeSimone seconded. Motion failed 2-5 (Tunner, Alfred, Brown, Perry, Brison opposed).

Ms. Brison moved to adopt the agenda as presented. Mr. Alfred seconded. Motion carried 6-1 (Becker opposed).

Approval of the Minutes

Regular Meeting Minutes of January 14, 2025

Mr. Alfred moved to approve. Ms. Brison seconded. Motion carried 6-0.

Workshop Meeting Minutes of January 27, 2025

Mr. Alfred moved to approve. Ms. Brison seconded. Motion carried 7-0.

Report of the Town Manager

Mr. Orlando announced there will be a Town Council Workshop held on February 25, 2025, regarding the Beach Renourishment Project. He added that Town Council will hold their Strategic Plan Workshops on February 26 and 27, 2025 at the Westin on Hilton Head Island. He expressed his thanks to Shawn Colin and the entire team for putting everything together for the workshops.

Mr. Orlando provided an overview of the joint meeting which took place with Beaufort County Council and Hilton Head Island Town Council. He stated besides the Councils, Beaufort County Administrator Michael Moore, Beaufort County Assistant Administrator Jared Fralix, Hilton Head Island Assistant Town Manager Shawn Colin, and he were present at the meeting.

Beaufort County staff reviewed the South Carolina Department of Transportation

proposals and funding available for the project. In addition, they provided a joint resolution for Town Council consideration. Mr. Orlando stated that Mr. Moore had contacted him stating that Beaufort County Council will be meeting soon to review the Town's responses and forward a revised resolution for Council to consider. Mr. Orlando stated he is also working on edits to incorporate Council's concerns and wants. He said the key is for him to wait and review the changes made by the County so he can make his suggested changes. Members of council proceeded to provide their input regarding reimbursement to the Public Services District for pipeline relocation and funding for Stoney, as well as engineering costs being deducted from their funding that they were unaware of. Also, there was discussion of the number and size of the lanes on the bridge.

Mr. Brown suggested coordinating an additional joint meeting with the two Councils. It was also suggested that Council add this item to their workshop planned for February 25, 2025.

It was requested that the Mayor reach out to Chair Howard of the Beaufort County Council asking her to delay any vote on this subject until Hilton Head Island Town Council has more opportunity to exchange ideas and perhaps come to a consensus. Mayor Perry stated he would definitely reach out to her and make that request.

Board of Zoning Appeals Annual Report - Kathryn Bayless, Board Vice - Chair

Ms. Bayless addressed Council stating the Board of Zoning Appeals met three times in 2024 and heard four variance requests, no appeal requests and no special exception requests. She reviewed the variance requests and stated three of them were approved by a vote of 4-2 and the fourth was denied by a vote of 6-0.

Ms. Bayless stated they were provided with an update on the Land Management Ordinance Rewrite and an update regarding the approved Floor Area Ratio Amendment to the Forest Beach Neighborhood Character Overlay. She added that the Board was provided with a one hour continuing education course entitled Floodplain Management for Local Elected Officials.

Ms. Bayless, on behalf of the entire Board, extended appreciation to staff for it's professionalism and assistance provided.

Planning Commission Annual Report - Bruce Siebold, Board Chair

Mr. Siebold addressed Council stating the Commission conducted ten meetings during the year to recommend and consider the following: a recommended amendment to the comprehensive plan to include housing impact analysis; recommended priority projects for the fiscal year 2025 capital improvement program, which included some modifications in the Spanish Wells and Jonesville areas; a recommended amendment to the Land Management Ordinance concerning the floor area ratios in the Forest Beach Neighborhood Character Overlay District.

Mr. Siebold explained the Commission reviewed and made recommendations on four public projects for your consideration. He added that at the request of Hilton Head Fire Rescue, the Commission named seven streets so to provide exact locations when they are responding to emergencies. They reviewed three major development plans proposed for the island.

Mr. Siebold stated that looking ahead, the Commission has been actively participating in the recent community engagement events that the Town has been conducting as they are getting ready to engage in the district planning process. He unfirmed Council the Commission will begin considering the first of ten priority amendments to the Land Management Ordinance in advance of the complete rewrite next year.

Mr. Siebold stated it is the Commission's intent to be a helpful resource to Town Council, and they hope Council will let them know if there are additional ways they could offer support.

General Reports from Town Council

None.

Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker

No report.

Report of the Lowcountry Council of Governments – Councilmember Steve Alfred

No report.

Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

No report.

Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison

No report.

Report of the Island Recreation Association Board – Mayor Pro Tempore Alex Brown

Mr. Brown stated the Island Recreation Center is reporting there are over 40 teams, in youth basketball and they had a successful swim lesson program in January offering both water babies and general beginner lessons inside the dome.

He reported senior fitness programs are full-fitness classes at rec center and they are busy and outdoor rec is offering afterschool program this spring at the sailing and rowing center.

He informed Council Wing Fest is going to be Saturday, March 22nd. And lastly, the Snow Day for 2025 was canceled due to the snow.

Report of the Beaufort County Economic Development Corporation - Mayor Alan Perry

Mayor Perry reported the Development Corporation held their converged meeting in January and there is another meeting this Thursday.

Report of the Gullah Geechee Historic Neighborhoods Community Development Corporation - Mayor Pro Tempore Alex Brown

Mr. Brown stated the CDC has employed the Executive Director, Mr. Boxley, to, move forward with a use of technology that will help continue to identify Historic Gullah Neighborhoods through their cultural assets. He stated some places and spaces within the Gullah Community are no longer standing, but they want to make sure that they are remembered and there is the opportunity to do that through technology. The CDC has engaged a vendor to move forward with that process.

Mr. Brown explained that one of the important factors of doing such an exercise was to make sure that the youth of our community were involved as well. So, there's been an internship program that has launched with this. Youth are helping to build this virtual experience that you will see very soon because the beta testing is happening as we at this time they are looking for a go live in March of 2025.

Report of the Community Services and Public Safety Committee – Councilmember Tamara Becker

Ms. Becker reported the Committee met last week and held open dialogue, and the Committee looks forward to future meetings and continuing in that same manner. She encouraged all to attend for any discussion that they are interested in talking about and for the Committee will listen and hopefully find some answers and solutions for the Community.

Ms. Becker added there are a number of openings on our boards and commissions, and applications are being accepted at this time. Ms. Becker encouraged everyone who is interested in filling out an application and submit it as soon as possible.

Ms. Becker stated the Committee will be meeting in the coming months to conduct interviews and make appointments.

Report of the Finance and Administrative Committee – Mayor Pro Tempore Alex Brown
New Business

No report.

Consideration of an Ordinance of the Town of Hilton Head Island Amending, § 10-2-10, Et Seq., Municipal Code of the Town of Hilton Head Island, South Carolina (1983), Short-Term Rentals, to Add Additional Requirements for Occupancy, Fire and Safety Alarms and Equipment, Parking of Vehicles, Enforcement, Fines, Definitions and Other Text Amendments, and Providing for Severability and an Effective Date - First Reading - Shawn Leininger, Assistant Town Manager

Mr. Leininger stated that on May 17, 2022, Town Council adopted a Short-Term Rental Ordinance to address the impacts of short-term rentals on neighborhoods by establishing expectations for their management and operation, specifically regarding safety, trash, noise, and parking. Implementation of the Ordinance began by establishing an operational program for administration of the Ordinance. This included securing necessary software and equipment; recruiting, hiring, and training new employees; creating and testing application and complaint portals; and creating and executing an education and communications plan.

The effective date of the Short-Term Rental Ordinance began January 1, 2023, and is handled by the Town's Revenue Services Division and Public Safety Department who work proactively to educate owners, agents, and renters of the requirements and enforce compliance.

Pursuit of Excellence is a focus area in the adopted Town Council 2023-2025 Strategic Action Plan. In fulfillment of this focus area, Strategy #12 Short-Term Rental Assessment and Program Implementation states the Town will:

“Conduct a short-term rental program assessment that evaluates the short-term rental program effectiveness on addressing the negative impacts to neighborhoods including environmental impacts, demands on Fire and Rescue services, impacts to public utilities and infrastructure, and impacts of land use intensity. Program assessment will include data on the volume, location, type, and size of short-term rentals on Hilton Head Island in order to better understand, plan, and manage short-term rentals, and to determine if further regulation is necessary.”

On September 16 and 24, 2024, Town Council held workshops to review numerous priority amendments to the Land Management Ordinance (LMO) and Municipal Code that seek to address important and urgent issues in advance of a full LMO Overhaul. This review included an assessment and proposed amendment to the Short-Term Rental Ordinance to address parking, occupancy, and enforcement and fee regulations.

As of January 31, 2025, the Town has 7,112 short-term rental permits. These permits are located generally in proximity to the island’s beaches and are depicted on the following map.



The properties subject to these permits range in size from studio units to ten (10) bedroom homes and are more specifically described in the table below:

**Short-Term Rental Permits - Summary of Key
Data January 31, 2025**

Number of Bedrooms	Number of Permits	Percent of Total Permits	Reported Average Square Feet	Reported Average Max Occupancy
Studio	12	0.2%	533	3
1	1,037	14.6%	652	4
2	3,033	42.6%	1,146	6
3	1,444	20.3%	1,762	8
4	720	10.1%	2,593	10
5	397	5.6%	3,527	13
6	311	4.4%	4,216	17
7	120	1.7%	4,984	19
8	26	0.4%	5,202	22
9	7	0.1%	5,589	22
10	5	0.1%	4,235	23
Total	7,112	100.0%		

The Public Safety Department responds to complaints regarding short-term rentals. Complaints are related to the trash, noise, parking, and permit status. In 2024, the Public Safety Department responded to 272 complaints. Additional details on the type of complaint and how it was resolved can be found below.

Short-Term Rental Code Enforcement Violations
January 1, 2024 - December 31, 2024

Issue	Verbal	Written	No Violation	Citation	Total
Trash	31	1	2	0	34
Noise	86	4	38	0	128
Parking	66	20	14	0	100
Permit	4	3	0	3	10
Total	187	28	54	3	272

The Fire Rescue Department began mandatory reporting of short-term rental emergency response calls in September 2024. In the period beginning September 1, 2024, and ending December 31, 2024, the Fire Rescue Department responded to 47 EMS calls and 117 fire calls (164 total calls) at short-term properties.

In addition to analysis of short-term rental permit data, Town staff held meetings and discussions with Town Council, members of the public, and representatives of the short-term rental industry. This assessment of the short-term rental program resulted in the following key findings

1. Need the ability to manage property owners who violate short-term rental regulations through escalating fines instead of criminal charges;
2. Need the ability to manage property owners who operate a short-term rental property without a valid permit with fines that are greater than the cost of a permit;
3. Short-term rental properties and over occupancy can inconvenience permanent residents who have expressed concerns about parking, noise pollution, trash

- collection, and other consequences;
- 4. High occupancy homes do not have adequate fire safety mechanisms; and
- 5. Homes are being built for the purpose of short-term rental resulting in structures that are out of scale and context with existing neighborhoods.

TOWN COUNCIL WORKSHOP:

At a workshop held on September 16, 2024, Town staff shared the assessment of the short-term rental program and Town Council provided the following comments as it is related to potential amendments.

1. *Parking and Enforcement*
 - a. Parking is a critical issue.
 - b. Address parking regulations specifically within the Short-Term Rental Ordinance.
 - c. There needs to be limits on the number of vehicles associated with a short-term rental.
 - d. It needs to be clear where vehicles can and cannot park.
2. *Occupancy*
 - a. Define occupancy clearly for consistent regulation and enforcement.
 - b. Consider if the size of the home should be factored into occupancy regulations.
 - c. Occupancy enforcement presents challenges.
3. *Fire Safety*
 - a. Ensure adequate fire safety measures are required in short-term rentals.
 - b. For larger homes (3,600 square feet or greater), require monitored automatic smoke detection systems with manual fire alarms.
4. *Short-Term Rental Permits and Regulations*
 - a. Increase the short-term rental permit fee based on the number of bedrooms in the property.
 - b. Require short-term rental owners and agents communicate key regulations during the rental process and at time of occupancy.
5. *Compliance, Fines, and Penalties*
 - a. Allow for administrative citations as a tool to penalize and remedy violations.
 - b. Establish a clear directive for escalating fines based on the number of offenses.
 - c. Maintain ability to suspend or revoke permits for repeat offenders.
 - d. Consider a municipal court to handle short-term rental related issues.
 - e. Continue to enhance the Town relationship with gated communities to support enforcement of short-term rental regulations.
6. *Implementation*
 - a. Provide additional time for existing short-term rentals to comply with new regulations, while ensuring new short-term rentals are compliant at the time of permit issuance.
7. *Balance Business and Community Needs*

- a. Strive for a balance between maintaining the island's character and supporting business practices related to short-term rentals.

PROPOSED AMENDED ORDINANCE:

The proposed amendments generally include:

1. Grammatical and clarity of language clean-ups to help support understanding and readability;
2. Key definition additions and refinements that support the existing and proposed regulatory framework;
3. Requirement that owners must be compliant and current on all licenses, permits, fees, taxes, fines, and other materials;
4. For short-term rental properties 3,600 square feet and more, a monitored automatic smoke detection system and manual fire alarm must be installed;
5. Any exterior gas grill must be equipped with an automatic shut-off timer;
6. The short-term rental permit number must be included in any advertisement for the property;
7. Establish a maximum occupancy based on the number of bedrooms to which the short-term rental property can be rented;
8. Require that the location of parking be identified and not allow more than six (6) vehicles to be parked on the property;
9. Prohibit vehicles from being parked off-site, on-street and access easements, in a required buffer, or any unimproved surface; and
10. Establish a procedure to issue administrative citations and appeal process.

Below is a section-by-section summary of the proposed ordinance and what it intends to accomplish and regulate:

1. *Purpose and Intent (Sec. 10-2-10)*. The ordinance aims to:
 - a. To regulate privately owned residential properties rented to transient occupants for less than 30 consecutive days.
 - b. Focus on promoting the health, safety, and welfare of residents and visitors.
 - c. Minimize potential adverse effects on surrounding neighborhoods.
 - d. Clarify that this ordinance does not apply to hotels, motels, or other similar uses.
2. *Definitions (Sec. 10-2-20)*. Key definitions (paraphrased) include:
 - a. Agent: An individual authorized to act on behalf of an owner for a short-term rental property.
 - b. Bedroom: A designated sleeping area meeting safety code requirements.
 - c. Maximum Occupancy: The maximum number of occupants for which a short-term rental property can be rented.
 - d. Owner: Any individual or entity owning one or more short-term rental properties.
 - e. Short-Term Rental: Rentals of residential property for periods of less than thirty (30) consecutive days.
 - f. Short-Term Rental Permit: An annual permit required for short-term rental operation.
 - g. Short-Term Rental Tenant: Individuals occupying a short-term rental property.

- h. Official: The Town Manager's designated officer for short-term rental administration and enforcement.
 - i. Written Notice: Legal notices provided in writing or electronically per short-term rental regulations.
3. *Permit Requirements (Sec. 10-2-30)*. Owners must obtain a short-term rental permit to advertise, offer, or operate short-term rental properties. Permit requirements include:
- a. Validity from January 1 to December 31.
 - b. Non-transferrable and non-refundable permits.
 - c. Notification of any changes to contact information.
 - d. Submission of an application form, including a site plan for single-family residences.
 - e. Review by the designated Official to ensure compliance.
 - f. Penalties for false or inaccurate information.
4. *Licenses, Fees, and Taxes (Sec. 10-2-40)*. To operate short-term rental properties, owners must:
- a. Maintain a valid short-term rental permit and business license.
 - b. Pay all applicable fees and taxes, including sales, use, and ad valorem taxes.
 - c. Address any delinquent fees, with payment plans and penalty waivers authorized by the Official.
5. *Operational Regulations (Sec. 10-2-50)*
- a. General Regulations. Owners or Agents must:
 - i. Be available during rentals to respond to complaints within one (1) hour.
 - ii. Display contact information and safety notices prominently.
 - iii. Maintain operable smoke and carbon monoxide detectors and fire extinguishers.
 - iv. Install monitored fire alarm systems for properties with 3,600 square feet or more of finished space.
 - v. Equip exterior gas-fired grills with automatic shut-off timers.
 - vi. Ensure unobstructed escape routes and safety notices for pools and hot tubs.
 - vii. Display the short-term rental permit number in advertisements.
 - b. Occupancy Regulations. Occupancy limits are determined by using the average occupancy of short-term rental properties as reported on over 7,000 short-term rental permits collected over two (2) years:

Number of Bedrooms	Maximum Occupancy
Studio	3
1	4
2	6
3	8
4	10
5	13
6	17

7	19
8	22
9	22
10	23

- c. Noise Regulations. Owners or Agents must:
 - i. Display noise regulations prominently.
 - ii. Notify prospective short-term rental tenants of noise regulations before agreements are made.
 - iii. Ensure compliance with Town noise regulations, including nighttime hours from 10:01 p.m. to 6:59 a.m.
- 6. *Compliance and Enforcement (Sec. 10-2-60)*. To ensure adherence to short-term rental regulations, the Town will:
 - a. Monitor compliance through permit reviews and code enforcement inspections.
 - b. Issue administrative citations for violations with fines beginning at \$500 for the first offense and \$1,000 for each subsequent offense. Retain the ability to issue remedies allowed by the Municipal Code.
 - c. Suspend or revoke permits for non-compliance.

ANALYSIS:

These proposed amendments aim to balance the growing popularity of short-term rentals with the needs and quality of life of residents, providing a framework for responsibility, protection of quality of life, enforcement, and compliance while supporting a vital industry in our community.

In addition to limiting the number of vehicles associated with a short-term rental, there are two key elements of the proposed amendments that will impact short-term rental properties. The first is the requirement for all owners of short-term rental properties 3,600 square feet or greater to provide a monitored automatic smoke detection system and manual fire alarm. Existing building and fire codes do not require the kind of safety equipment that is necessary in structures where:

1. There is high occupancy;
2. The occupants are unfamiliar with the structure and the exit routes in the case of an emergency; and
3. There is a need for monitored fire and smoke detectors, fire extinguishers, and alarm systems over and above what the building and fire codes require for a residential structure.

Evidence of the need for this requirement is provided by having one death and one rescue in a short-term rental property resulting from a fire. This will result in large, high occupancy having an interconnected and monitored smoke detection and fire alarm system. A total of 577 properties or 8.1% of all short-term rental properties will be impacted by this requirement and required to install the required system for issuance of future short-term rental permits. Additional details can be found on the table below.

Short-Term Rental Permits - Fire Safety Analysis January 31, 2025

Number of Bedrooms	Number of Permits	Reported Average Square Feet	Number of Properties 3,600 Square Feet or Greater	Percent of Bedroom Category	Percent of Total Permits
Studio	12	533	0	0.0%	0.0%
1	1,037	652	0	0.0%	0.0%
2	3,033	1,146	1	0.0%	0.0%
3	1,444	1,762	1	0.1%	0.0%
4	720	2,593	57	7.9%	0.8%
5	397	3,527	166	41.8%	2.3%
6	311	4,216	209	67.2%	2.9%
7	120	4,984	110	91.7%	1.5%
8	26	5,202	23	88.5%	0.3%
9	7	5,589	6	85.7%	0.1%
10	5	4,235	4	80.0%	0.1%
Total	7,112		5778.1		8.1%

The second is the establishment of a maximum occupancy requirement. A total of 1,851 or 26% of short-term rental permits exceed the prescribed maximum occupancy limits. Short-term rental permits can continue to be issued for these properties provided the maximum occupancy limits are met as prescribed in the proposed ordinance. Additional details can be found on the table below.

Short-Term Rental Permits - Maximum Occupancy Analysis January 31, 2025

Number of Bedrooms	Number of Permits	Maximum Occupancy	Number of Properties Exceeding Max Occupancy	Percent of Bedroom Category	Percent of Total Permits
Studio	12	3	5	41.7%	0.1%
1	1,037	4	344	33.2%	4.8%
2	3,033	6	609	20.1%	8.6%
3	1,444	8	275	19.0%	3.9%
4	720	10	238	33.1%	3.3%
5	397	13	189	47.6%	2.7%
6	311	17	113	36.3%	1.6%
7	120	19	58	48.3%	0.8%
8	26	22	14	53.8%	0.2%
9	7	22	4	57.1%	0.1%
10	5	23	2	40.0%	0.0%
Total	7,112		1,851		26.0%

Given these proposed changes, the fact that many rental agreements have been entered into for 2024, and the need to communicate and prepare for the implementation of these changes, **these amendments, if adopted, will go into effect on January 1, 2026.**

NEXT STEPS:

If adopted by Town Council, Town staff will submit short-term rental permit fee increases as part of the FY26 budget. These fees were discussed and supported by Town Council at the September 16, 2024, workshop and include the following:

1. \$250 for studio – four (4) bedrooms;

2. \$1,000 for five (5) – seven (7) bedrooms; and
3. \$2,500 for eight (8) – ten (10) or more bedrooms.

More immediately, Town staff will implement a communication strategy with short-term rental permit owners and agents to prepare for the 2026 permit cycle that begins on January 1, 2026.

Mayor Perry asked for public comment.

Dru Brown addressed Council stating the proposed changes to the ordinance have mixed reviews with some good and some not so good. He expressed concern with homeowners having to pay for the cost of upgrading the items and increased fees for the permits. He stated they may not be full-time residents, but they are homeowners.

Robert Guthrie addressed Council stating the Town should reach out to property management companies for input. He added that he is called constantly regarding the lack of trash pick-up. He suggested the trash collectors should be the ones that are contacted. Mr. Guthrie stated no one is enforcing the non-compliance with parking. He stated the renter should always receive the citation, not the owner. He concluded stating that with 7,000 permits issued there are probably 4,000 to 5,000 people not complying and the Town should go after them first.

Elizabeth Petro addressed Council stating the parking requirement is not enforceable and the occupancy is listed on the rental and if it is violated the renter should be fined, not the owner. She questioned the expectations of the fire alarm requirement and noted the formula for occupancy is not clear.

Christopher Cliffe addressed Council and congratulated staff on their excellent work on the short-term rental program. He emphasized the fine line between the economic issue and the quality of life issue. He inquired as to how Council proposes involving the public before approving a joint resolution with the County regarding the bridge project. He emphasized the importance for Council to seek a traffic bridge solution and trying to sustain the 120 million dollar grant from the State Infrastructure Bank is secondary.

Richard Ross addressed Council stating the ordinance needs to have a mechanism to fairly enforce the rules and have an application of the enforcement for all concerned. He stated the violator is the one that needs to be fined.

Mr. Brown moved to approve. Mr. Alfred seconded.

Members of Council had questions, comments and discussion regarding: clarification who actually receives the fine; confirmation that the tenant receives a Municipal Summons Citation for violations regarding noise and parking and the owner gets an Administrative Citation to make the owner aware so they know the citation exists which allows accountability; a confirmation meetings were held with property managers; confirmation input as provided and utilized when creating the ordinance; confirmation average occupancy and parking were considered when calculating recommendations; a suggestion the deposit should be utilized when properties are cited; concern of number of public safety calls placed from September, 2024 to December, 2024; inquiry as to how to expedite safety requirements before January, 2026; confirmation short-term rental units are required to have smoke detectors; inquiry in regards to the

delineation of square footage in requirements for fire alarm units; the need for inspections of all short-term rental units no matter the size; clarification shut off adapter are required for gas grills; suggestion for the need for an Island-wide inspection program for all short-term rental units; inquiry in to accelerating the deadline for parking requirements; clarification if the implementation date is effective immediately, the permits issued through December, 2025 would be considered invalid which is not acceptable; inquiry as to whether any new applicants going forward would have to comply with the changes immediately; suggestion to consideration of changing effective date and enforcement standards on second reading; confirmation of definition of approved parking spaces; the need for cooperation and communication between short-term rental communities and the Town; the need for quality of life for residents and visitors alike; and the need for a better process of collecting data.

Mr. Brown moved to amend his motion to move forward with the amendments as proposed and address effective date and enforcement at 2nd reading. Mr. Alfred seconded the amended motion.

Further discussion took place by Council encompassing all of the items discussed listed above.

Ms. Becker moved to amend the motion to add that the updated Fire Code would apply to all permitted units. The motion failed for lack of a second.

Mr. Brown requested that Mayor Perry call for a vote on the motion as amended. Mayor Perry called for the vote. Amended motion failed 3-4 (Tunner, Perry, Becker and DeSimone opposed).

Public Comment - Non Agenda Items

Sally Lippmann addressed Council in support of Sandalwood. She stated they have developed a community that benefits many and she encouraged Council to assist Sandalwood in obtaining funding by extending their lease with two five year additions.

Executive Session

Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for the Proposed Sale or Purchase of Property [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)] related to:

1. Squire Pope Road
2. Pembroke Drive

Discussion of Legal Advice from the Town Attorney on Matters Covered Under the Attorney- Client Privilege (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a]) related to:

1. Project located on Main Street, also known as Diamond Cove
2. Property located on Summit Drive

Executive Session

Mr. Orlando stated the need for an executive session for the reasons listed above.

At 6:07 p.m. Ms. Brison moved to enter into Executive Session for the reasons cited

by the Town Manager. Ms. Tunner seconded. Motion carried 7-0.

At 7:02 p.m. Mr. Brown moved to come out of Executive Session. Ms. Becker seconded. Motion carried 7-0.

Action from Executive Session

There was no action taken as a result of Executive Session.

Adjournment

Ms. Brison moved to adjourn. Ms. Becker seconded. Motion carried 7-0.

Approved: March 4, 2025



Kimberly Gammon, Town Clerk



Alan R. Perry, Mayor

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov